



90 Washington Street Demonstration Project

Update to the Somerville Redevelopment Authority

May 19, 2021

90 Washington St Project Phasing

- Phase I –Demonstration Project Plan Approval (Q1, 2019)
- Phase II -Acquisition of 90 Washington Street (Q1 & Q2, 2019)
- **Phase III -Project Delineation and Design (2019-2020)**
 - Public Safety Complex Building Committee
 - Public Engagement Process (private portion)
- Phase IV- Developer Selection (2020)
- Phase V – Implementation (2021-)

Early Decision: Stand-alone Public Safety Building or integrated mixed-use project

"The site plan for the Public Safety Complex will likely take one of two forms. **Either a portion of the Project parcel may be subdivided to allow the construction of a “stand-alone” multi-story public safety complex or the public safety uses can be incorporated in a larger mixed-use building on the site.** An important early action of the Committee and its architects will be to determine which of these two site typologies is feasible and to what extent one approach might maximize development opportunities on the remainder of the parcel. The Committee will work collaboratively with the City, the SRA and the City Council to identify and communicate these opportunities."

Source: 90 Washington Street Demonstration Project Plan, 2019



Integrated Project Examples



Washington D.C.
110,000 SF, 9 Stories
52 Units Affordable Housing

15,000 SF Fire Station



125 High St. Boston
+/- 1.5 mil SF
30 Stories

24,400 SF Fire Station
2 Stories



XMBLY, Assembly Square
1.6 mil SF
6 story parking garage

Proposed 10,000 SF Fire Station

Other, creative examples



Middletown, CT
Police Station
8,000 sq. ft. of active,
ground-floor retail



Brooklyn, NY
Rescue Station #2
24,000 sq. ft. fire station

Integrated Project Challenges

► Cost Premium

- Building core and systems cannot be shared
- Increases cost of the public safety building (20%+)*
- Increases cost of the upper story use (20%+)*

► Use Incompatibility

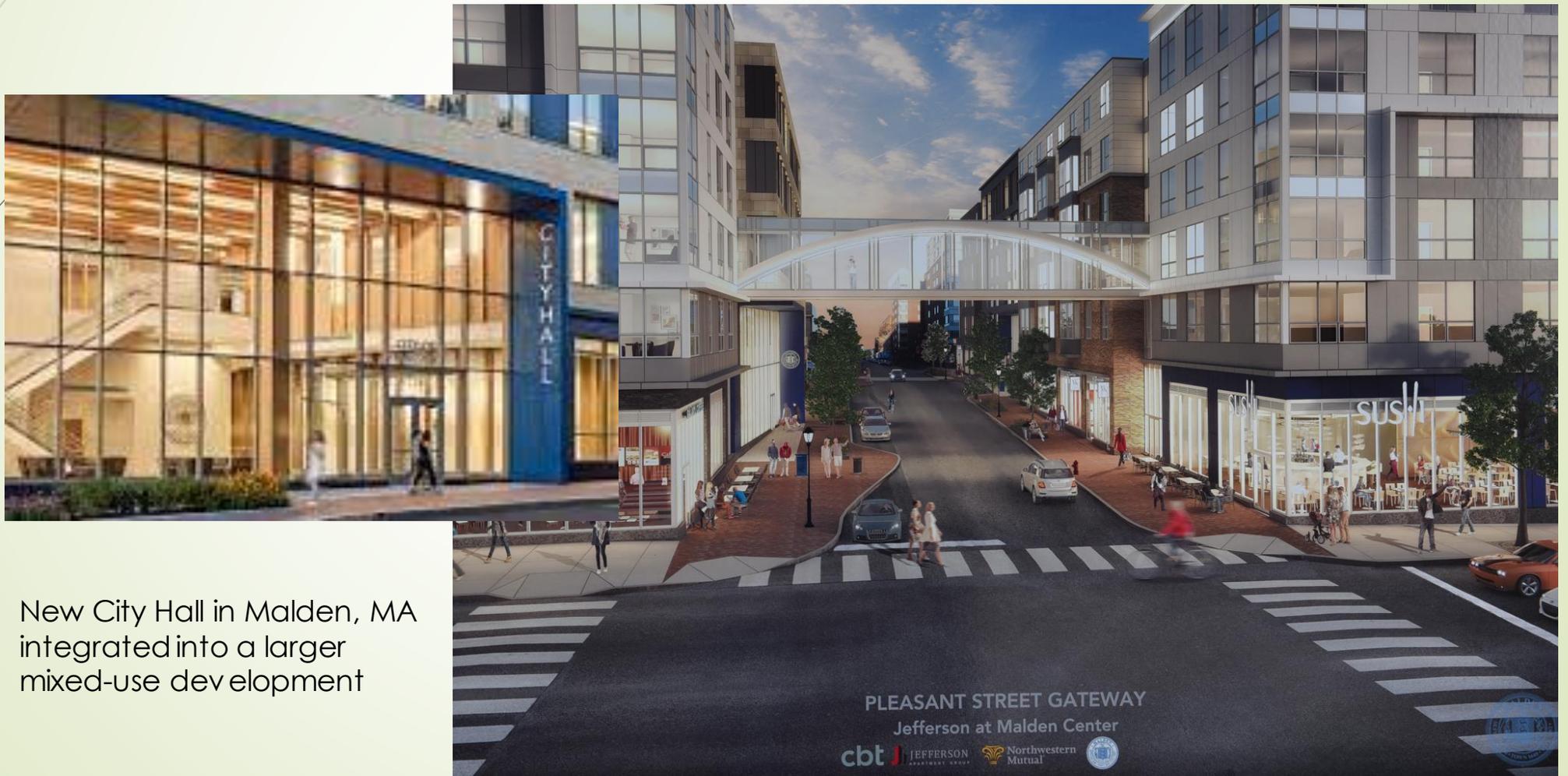
- Police station < > housing?

► Procurement Challenges

- The Public Private Partnership project delivery method is not authorized in MA
- Massachusetts public construction bidding laws cannot be skirted

* Vancouver Fire Hall #5 & Replacement Housing Project, Vancouver, BC

Malden City Hall & Downtown Redevelopment



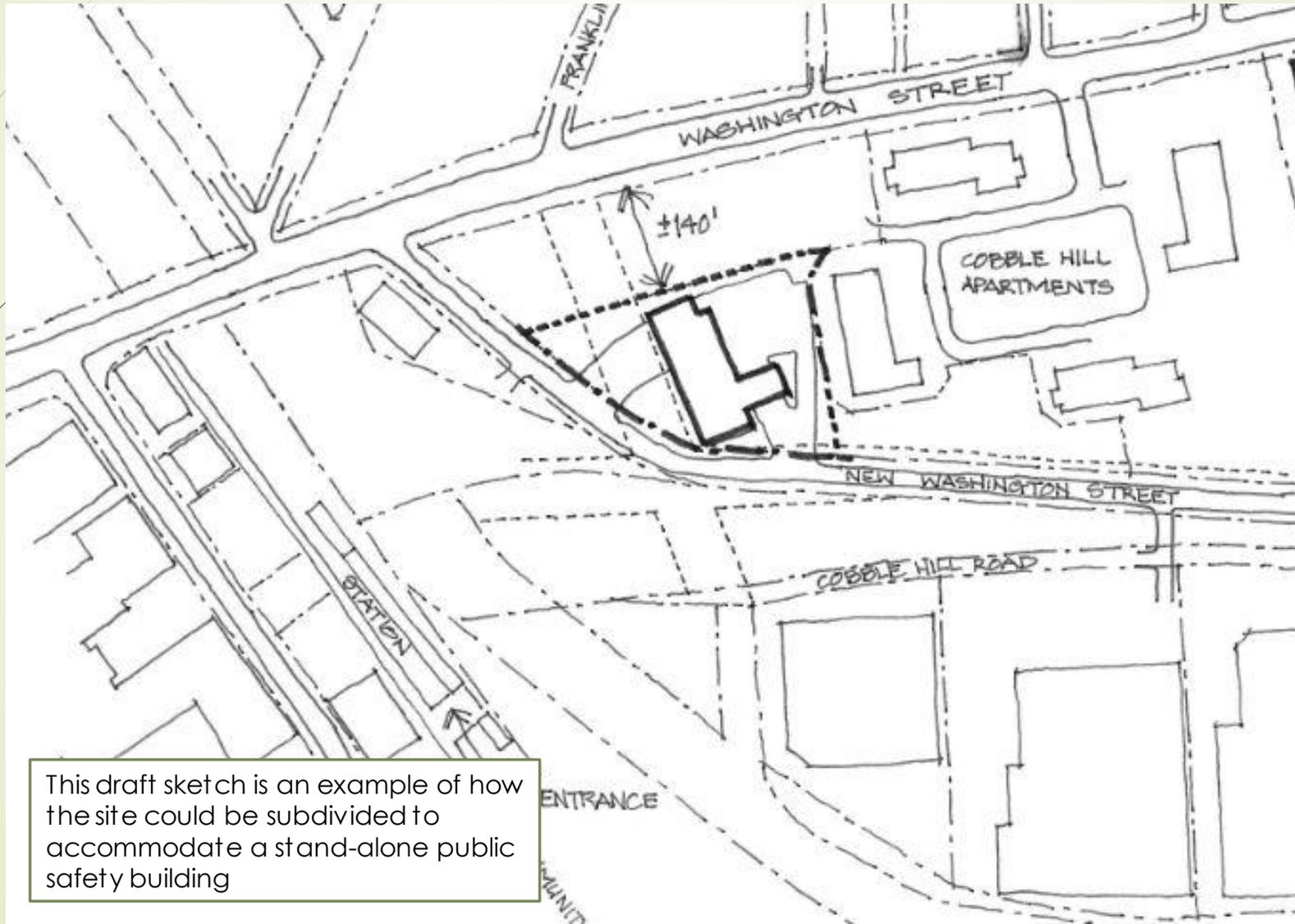
New City Hall in Malden, MA
integrated into a larger
mixed-use development

PLEASANT STREET GATEWAY
Jefferson at Malden Center

Stand Alone Project: Integrate Project Into the Neighborhood

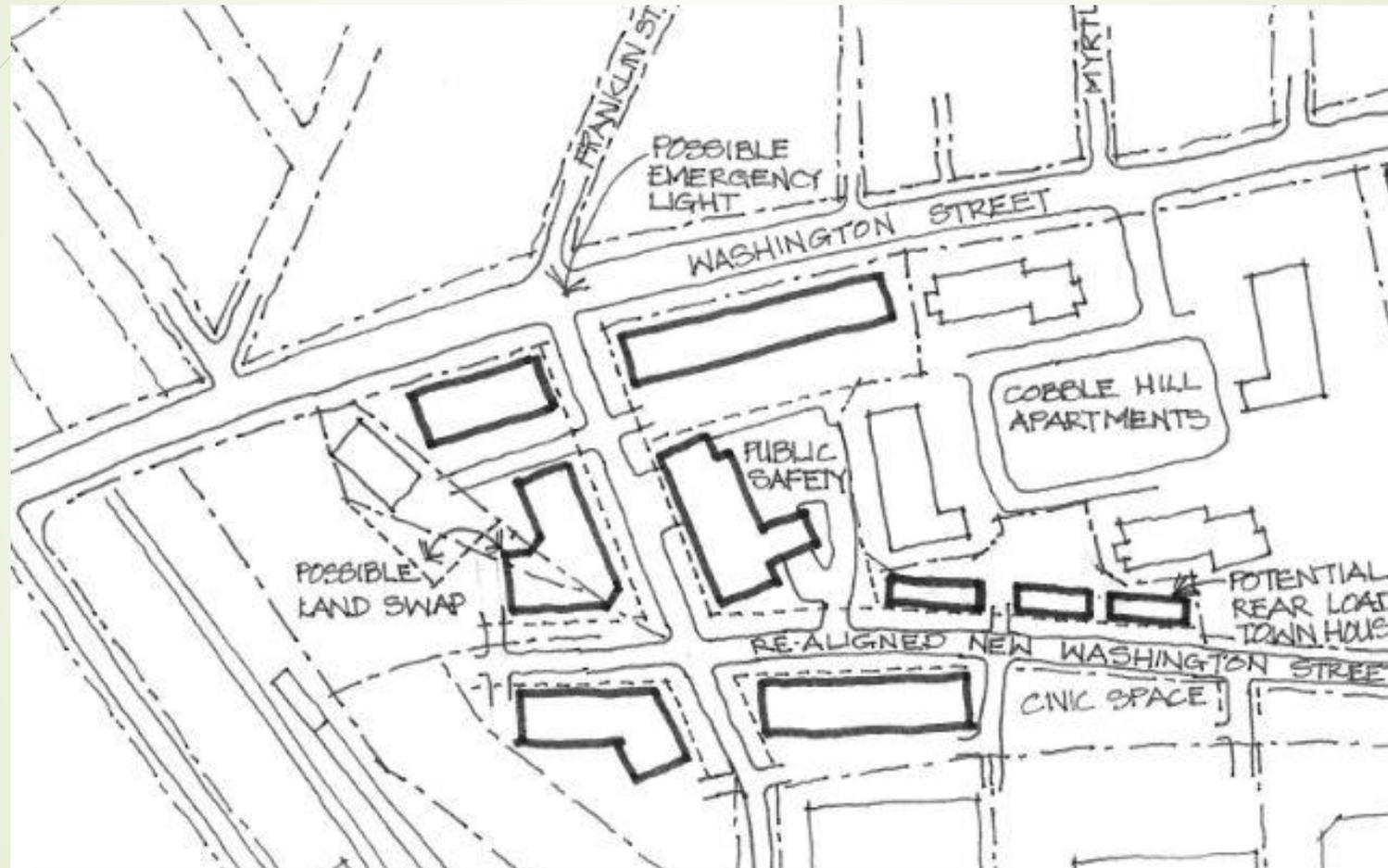
- ▶ Accommodate the needs of the Public Safety Building
- ▶ Minimize Public Safety Building site footprint
 - ▶ Smaller footprint means more stories/taller building
- ▶ Maximize opportunities for private development
 - ▶ Leave most attractive sites for private development
 - ▶ Housing / affordable housing
 - ▶ retail
 - ▶ Open space
 - ▶ Office / laboratory space
 - ▶ Other community facilities

Early Concepts - Subdivision



This draft sketch is an example of how the site could be subdivided to accommodate a stand-alone public safety building

Early Concepts – Private development



This draft sketch is an example of how the site could be subdivided and integrated into a broader redevelopment scenario that includes a potential roadway realignment to break up the site and increase site development opportunities.



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